



Town House

3 bedrooms

2 bathrooms

172 m<sup>2</sup>

REF: VHMX 2982

**Overa**

**€165,000**

Town House with Three Floors in Los Menas, Overa (Near Huércal-Overa)

This well-maintained town house is located in the residential area of Los Menas in Overa, just a short drive from Huércal-Overa. The property is distributed over three floors and is sold fully furnished, ready for immediate occupation.

#### Ground Floor

The property is accessed through both vehicle and pedestrian gates leading into a private outdoor space that can be used either as off-street parking or as a spacious, partially covered terrace at street level.

Inside, the hallway features built-in wardrobes offering generous storage, access to an under-stairs storage area, and a guest toilet.

The sitting-dining room has sliding doors providing plenty of natural light. The separate kitchen is new and fully fitted, with extensive cupboard space, an electric hob and extractor, wall-mounted oven, integrated microwave, double sinks, fridge-freezer, and a breakfast table. From the kitchen, there is access to an internal patio with the gas water heater.

All rooms on this level have PVC windows, roller blinds, and spotlights.

#### First Floor

This floor comprises three bedrooms, a family bathroom with a bath, and an additional internal room suitable as a walk-in wardrobe or small storage room. The master bedroom has access to a balcony with pleasant views and includes an en-suite bathroom, also with a bath.

#### Second Floor

On the top floor there is a landing area with another useful storage room, a dedicated laundry room, and direct access to a large roof terrace with open views.

The property is sold with the existing furniture and is ready to move into. There are approximately 100m<sup>2</sup> of terraces.

## Location

For the exact location of the property, please refer to the map above.

## Airport Connections

The property is ideally located for access to several airports: Almería airport is just 1 hour away, Murcia airport is approximately 1 hour 20 minutes, Alicante can be reached in around 2 hours, and Málaga in 2 hours 45 minutes.

## Golf Nearby

Golf enthusiasts will appreciate having four excellent courses within easy reach: Marina de la Torre in Mojácar, Valle del Este in Vera, Desert Springs in Cuevas del Almanzora, and Aguilón Golf in Pulpí.

## About Us

Mojacar Estates has been a trusted independent property sales and holiday rentals agency since 1982. Our experienced team—each with over 20 years in the industry—provides a professional and reliable service. We speak English, Spanish, and German, and offer a wide selection of properties for sale and rent in Mojácar and the surrounding areas, including Turre, Garrucha, Vera Playa, Los Gallardos, Villaricos, and San Juan de los Terreros.

## Legal Note

The indicated price does not include the taxes and expenses derived from the sale (ITP at the current tax rate, notary, registration and lawyer fees). We remind you that as a consumer you have the right to be informed and given the corresponding informative documentation, depending on the case, based on the provisions of Decree 218/05 of 11 October which regulates the Regulations on Consumer Information in the sale and rental of housing in Andalusia.

The information provided to the consumer regarding taxes and price will be valid for 24 hours, as it may be subject to variations in price or modifications to taxes or community fees.

### Approximate purchasing costs

Net price - €165,000  
Purchase tax - €11,550  
Land registry - approx. - €413  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €13,500  
Final Payment on completion - €148,500

Please note that with the market liberalization the costs for utilities such as water, electricity, telephone, broadband, etc. will vary from supplier and these are normally based on usage. With regards to building and contents insurance, the cost of the policy will depend on several factors including the amount of cover needed. For those using the property as a second home or investment there is also an annual tax payable to the Spanish tax authorities and which is based on the fiscal value of the property.

For more information about the property including all the legal documentation as set out in the regional decree 218/05 of 11th October please visit our office or contact us by phone or e-mail. Property viewings are strictly by prior appointment only.

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